085.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,200 / 709,200
					USE VALUE:	709,200 / 709,200
					ASSESSED:	709,200 / 709,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAUSMAN ANDREW
Owner 2:	KEGEL-BAUSMAN ANN
Owner 3:	
Street 1:	148 WESTMINSTER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,240 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1917 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6240.000	283,500	700	425,000	709,200
Total Card	0.143	283,500	700	425,000	709,200
Total Parcel	0.143	283,500	700	425,000	709,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.95 | /Parcel: 369.9

Legal Description

User Acct 53266

GIS Ref

GIS Ref

Insp Date 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,800	700	6,240.	425,000	709,500	709,500	Year End Roll	12/18/2019
2019	101	FV	224,400	700	6,240.	419,000	644,100	644,100	Year End Roll	1/3/2019
2018	101	FV	224,500	0	6,240.	321,800	546,300	546,300	Year End Roll	12/20/2017
2017	101	FV	224,500	0	6,240.	303,600	528,100	528,100	Year End Roll	1/3/2017
2016	101	FV	224,500	0	6,240.	279,300	503,800	503,800	Year End	1/4/2016
2015	101	FV	211,800	0	6,240.	261,100	472,900	472,900	Year End Roll	12/11/2014
2014	101	FV	211,800	0	6,240.	240,500	452,300	452,300	Year End Roll	12/16/2013
2013	101	FV	211,800	0	6,240.	240,500	452,300	452,300		12/13/2012

!6897!

PRINT

Date	Time
12/10/20	21:35:55

LAST REV

Date	Time
10/02/18	10:59:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLASS JAMES/ETA	29546-99		12/18/1998		379,000	No	No		Y

USER DEFINED

Prior Id # 1:	53266
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	995	Re-Roof	10,962	C				
8/15/1997	491		7,254					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
4/3/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6240		Sq. Ft.	Site		0	70.	0.97	6									425,041						425,000	

Total AC/HA: 0.14325 | Total SF/SM: 6240 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,041 | Spl Credit | Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26619720
Const Adj.:	0.95490450
Adj $ / SQ:	157.183
Other Features:	69300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410855
Depreciation:	127365
Depreciated Total:	283490

COMMENTS

EST UAT, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

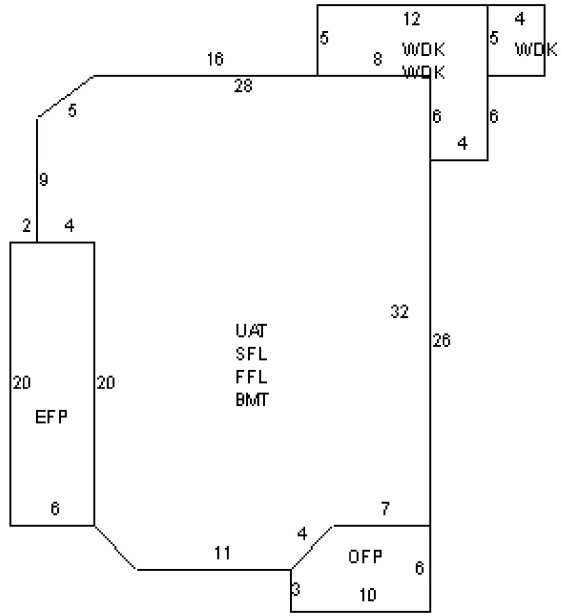
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.18
Special Features:	0	Val/Su Net:	90.49
Final Total:	283500	Val/Su SzAd	166.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	47.150	40,176
FFL	First Floor	852	157.180	133,920
SFL	Second Floor	852	157.180	133,920
UAT	Upper Attic	213	110.030	23,436
WDK	Deck	188	10.810	2,032
EFP	Enclos Porch	120	47.660	5,719
OFP	Open Porch	56	42.020	2,353

Net Sketched Area:	3,133			Total:	341,556
Size Ad	1704	Gross Are	3772	FinArea	1917

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X28	A	FR	2000	3.92	T	19	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700